

Present:

Mayor Watts
Councillor Villeneuve
Councillor Steele
Councillor Gill
Councillor Martin
Councillor Rasode
Councillor Bose
Councillor Hunt

Absent:

Councillor Hepner

**Councillors Entering
Meeting as Indicated:****Staff Present:**

City Manager
City Clerk
Deputy City Manager
General Manager, Investment and
Intergovernmental
General Manager, Planning & Development
General Manager, Engineering
General Manager, Parks, Recreation &
Culture
General Manager, Human Resources
General Manager, Finance & Technology
Manager, Area Planning & Development,
North Division
Manager, Area Planning & Development,
South Division
Land Development Engineer
City Solicitor

A. ADOPTION OF MINUTES**B. LAND USE APPLICATIONS****COMMERCIAL/INDUSTRIAL/AGRICULTURAL****CLOVERDALE/CLAYTON**

1. **7908-0088-00**
5452 - 176 Street
Fraser Park Realty Ltd. / 0794275 B.C. Ltd., Inc. No. BC0794275
Director Information: Ralph Berezan
No Officer Information Filed
Partial Land Use Contract Discharge
*in order to allow the underlying IL Zone to regulate the site to facilitate future
industrial development.*

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Martin
Seconded by Councillor Steele
That :

1. a By-law be introduced to discharge Land Use Contract No. 570 from the subject lot and a date for Public Hearing be set.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation and Infrastructure (MOTI);
 - (d) habitat compensation to the satisfaction of the Department of Fisheries and Oceans (DFO); and
 - (e) registration of a Restrictive Covenant regarding agricultural impacts.

RES.R09-1785

Carried

It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Land Use Contract No. 570,
Authorization By-law, 1978, No.5717 Partial Discharge By-law, 2009, No. 17029"
pass its first reading.

RES.R09-1786

Carried

The said By-law was then read for the second time.

It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Land Use Contract No. 570,
Authorization By-law, 1978, No.5717 Partial Discharge By-law, 2009, No. 17029"
pass its second reading.

RES.R09-1787

Carried

It was then Moved by Councillor Martin
Seconded by Councillor Gill
That the Public Hearing on "Surrey Land Use
Contract No. 570, Authorization By-law, 1978, No.5717 Partial Discharge By-law,
2009, No. 17029" be held at the City Hall on November 2, 2009, at 7:00 p.m.

RES.R09-1788

Carried

NEWTON

2. 7909-0178-00

Units #101 – 202, 7475 – 135 Street

Terry Johal / All owners under Strata Plan BCS1684

Amend CD By-law No. 13506 / Rezoning from "Comprehensive Development Zone (CD)" to "Comprehensive Development Zone (CD)"

in order to allow additional office uses in an existing building.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was

Moved by Councillor Martin

Seconded by Councillor Gill

That:

1. a By-law be introduced to amend Comprehensive Development By-law (Nos. 13506, as amended) to exclude the subject property and a date be set for Public Hearing.
2. a By-law be introduced to rezone the subject site from "Comprehensive Development Zone (CD)" (By-law Nos. 13506, as amended) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.

RES.R09-1789

Carried

It was

Moved by Councillor Martin

Seconded by Councillor Gill

That "Surrey Zoning By-law, 1993, No. 12000,

Amendment By-law, 1998, No. 13506 Amendment By-law, 2006, No. 16162,

Amendment By-law, 2009, No. 17030" pass its first reading.

RES.R09-1790

Carried

The said By-law was then read for the second time.

It was

Moved by Councillor Martin

Seconded by Councillor Gill

That "Surrey Zoning By-law, 1993, No. 12000,

Amendment By-law, 1998, No. 13506 Amendment By-law, 2006, No. 16162,

Amendment By-law, 2009, No. 17030" pass its second reading.

RES.R09-1791

Carried

It was then

Moved by Councillor Martin

Seconded by Councillor Gill

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment By-law, 1998, No. 13506 Amendment By-law,

2006, No. 16162, Amendment By-law, 2009, No. 17030" be held at the City Hall on

November 2, 2009, at 7:00 p.m.

RES.R09-1792

Carried

RES.R09-1793 It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2009, No. 17031" pass its first reading.
Carried

The said By-law was then read for the second time.

RES.R09-1794 It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2009, No. 17031" pass its second reading.
Carried

RES.R09-1795 It was then Moved by Councillor Martin
Seconded by Councillor Gill
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17031" be held at the City
Hall on November 2, 2009, at 7:00 p.m.
Carried

RESIDENTIAL/INSTITUTIONAL

FLEETWOOD/GUILDFORD

3. **7909-0060-00**
15200, 15210, 15220, 15230 and 15340 Guildford Drive
Jim Ellis / Cardiff Properties Ltd., Inc. 71646
Owners of Strata Corporation LMS2768 Phase I
Owners of Strata Corporation LMS2768 Phase II
Rezoning from CD (By-law No. 12503, as amended) to CD (based on RM-70)
in order to allow subdivision from 3 lots into 4 lots and to permit future multiple residential developments.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Gill
Seconded by Councillor Martin
That:

1. a By-law be introduced to rezone the site from "Comprehensive Development Zone (CD)" (By-law Nos. 1250 , as amended) to "Comprehensive Development Zone (CD)" (By-law No. 12000), and a date be set for Public Hearing; and

2. Council approve the applicant's request to eliminate the required indoor amenity space in the two completed apartment buildings, from 411 square metres (4,424 sq.ft.) to 0.0 square metres (0.0 sq.ft.).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) amendment of encroachment easement BK107724/Covenant BK107727 and discharge of Statutory Building Scheme BL137138; and
 - (c) the applicant adequately address the impact of not providing indoor amenity space for the two completed apartment buildings.

RES.R09-1796

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "Surrey Zoning By-law, 1993, No. 12000,

Amendment By-law 2009, No. 17032" pass its first reading.

RES.R09-1797

Carried

The said By-law was then read for the second time.

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "Surrey Zoning By-law, 1993, No. 12000,

Amendment By-law 2009, No. 17032" pass its second reading.

RES.R09-1798

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Martin

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment By-law 2009, No. 17032" be held at the City Hall on November 2, 2009, at 7:00 p.m.

RES.R09-1799

CarriedNEWTON

4. **7909-0142-00**
7489 - 138 Street
Tom Morton, Wanson Developments Ltd. / Wanson (Peninsula)
Development Ltd., Inc. No. 506394
 Development Permit / Development Variance Permit
in order to permit the development of two (2) 4-storey apartment buildings.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was

Moved by Councillor Gill
Seconded by Councillor Martin
That:

1. Council rescind Resolution No. RES. R09-1249 for Development Permit No. 7907-0359-00 and discharge it from the title of the property at 7489 - 138 Street.
2. Council authorize staff to draft Development Permit No. 7909-0142-00 in accordance with the attached drawings (Appendix III).
3. Council approve Development Variance Permit No. 7909-0142-00, (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard (southerly) setback of the CD Zone (By-law No. 16724) from 7.5 metres (25 ft.) to 5.3 metres (17.4 ft.) for Lot A; and
 - (b) to reduce the minimum north yard (northerly) setback of the CD Zone (By-law No. 16724) from 7.5 metres (25 ft.) to 2.0 metres (6.6 ft.) for Lot B.
4. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
 - (e) registration of an easement with a Section 219 Restrictive Covenant, allowing access to the outdoor amenity space and walkways on Lot A by owners of Lot B.

RES.R09-1800

Carried

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That Council rescind Resolution
 No. R09-1249 of the July 13, 2009 Regular Council -Land Use Meeting approving
 Development Permit No. 7907-0359-00.

RES.R09-1801

Carried

5. **7907-0258-00**
13153 - 60 Avenue
Mike Helle, Coastland Engineering & Surveying Ltd. / Harcharan &
Avtar Singh Sendher
 Rezoning from RA to RF / Development Variance Permit
in order to allow subdivision into 6 single family lots and to relax the setback requirements of the RF Zone to allow tree retention.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7907-0258-00, (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) In Section F of Part 16 Single Family Residential Zone (RF) the minimum front yard setback is reduced from 7.5m (25 ft) to 5.5m (18 ft) on proposed Lots 1 and 6;
 - (b) In Section F of Part 16 Single Family Residential Zone (RF) the minimum rear yard setback is reduced from 7.5m (25 ft) to 6m (20 ft) on proposed Lot 1;
 - (c) In Section F of Part 16 Single Family Residential Zone (RF) the minimum side yard setback is reduced from 1.8m (6 ft) to 1.2m (4 ft) on proposed Lot 3;
 - (d) In Section F of Part 16 Single Family Residential Zone (RF) the minimum flanking street side yard setback is reduced from 3.6m (12 ft) to 3.0m (10 ft) on proposed Lots 1 and 6;
3. Council instruct staff to resolve the following issues prior to final adoption:

- (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) approval from the Ministry of Transportation and Infrastructure;
- (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
- (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (f) registration of Section 219 Restrictive Covenant to ensure tree retention and modified building envelopes for Lots 1, 3 and 6, including appropriate house design and interface to 60 Avenue for Lots 1 and 6;
- (g) the applicant address the shortfall in tree retention; and
- (h) Section 219 Restrictive Covenant to ensure the required driveways for Lots 1 and 6 are a maximum of 9m (30 feet) from 60 Avenue.

RES.R09-1802

Carried

It was

Moved by Councillor Martin

Seconded by Councillor Gill

That "Surrey Zoning By-law, 1993, No. 12000,

Amendment By-law 2009, No. 17033" pass its first reading.

RES.R09-1803

Carried

The said By-law was then read for the second time.

It was

Moved by Councillor Martin

Seconded by Councillor Gill

That "Surrey Zoning By-law, 1993, No. 12000,

Amendment By-law 2009, No. 17033" pass its second reading.

RES.R09-1804

Carried

It was then

Moved by Councillor Martin

Seconded by Councillor Gill

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment By-law 2009, No. 17033" be held at the City Hall on November 2, 2009, at 7:00 p.m.

RES.R09-1805

Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURALSOUTH SURREY

6. **7909-0151-00**
18782 - 16 Avenue
Clarence Arychuk, Hunter Laird Engineering Ltd. / SMK Investments Inc.,
Inc. No. BCo646482
 Rezoning from A-1 to CD (based on A-1) / Housing Agreement
in order to permit the development of a 17-unit farm workers residence on a lot
within the Agricultural Land Reserve (ALR).

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

Note: See Delegations - Public Hearing, Item B.6 and By-law No. 17016 under Item H.6 of the Regular Council - Public Hearing Agenda

It was Moved by Councillor Gill
Seconded by Councillor Martin
 That:

1. Council receive the attached letter from Kwantlen Polytechnic University as information (Appendix III).
2. Council instruct staff to resolve the following additional issue prior to final adoption:
 - (a) registration of a Section 219 Restrictive Covenant requiring that the proposed farm worker residence be sited in accordance with the attached site plan (Appendix II) and that any future primary residence constructed on the site be sited a maximum of 15 metres (50 ft.) from the farm workers residence and a minimum of 155 metres (500 ft.) from 16 Avenue.

RES.R09-1806

Carried

C. CORPORATE REPORTS

1. The Corporate Reports under date of October 19, 2009 were considered and dealt with as follows:

Item No. L005 Liquor License Amendment - 2444 - 160 Street (U Lounge)
 File: 7907-0064-00

The General Manager, Planning and Development submitted a report to recommend, for Council's consideration, an approach to address the request by the owner of the liquor primary license at 2444 - 160 Street (U Lounge) to eliminate the "no-dance floor" restriction on this business.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was
Moved by Councillor Steele
Seconded by Councillor Martin
That Council:

1. Receive Corporate Report L005 as information; and
2. Direct the City Clerk to forward a copy of this report and the related Council resolution to the owner of the existing liquor primary license establishment at 2444 - 160 Street (ULounge) with respect to their request to remove the "no dance floor" restriction from the licenses related to this business.

RES.R09-1807

Carried with Councillor Hunt against.

D. ITEMS TABLED BY COUNCIL

E. DELEGATIONS

F. CORRESPONDENCE

Councillor Bose left the meeting at 5:47 p.m. citing a conflict of interest.

G. NOTICE OF MOTION

1. **7907-0399-00**
16088, 16132 and 16174 - 62 Avenue; 16011, 16077, 16129 and 16171 - 60 Avenue; Portion of 62 Avenue
Lori Richards, H.Y. Engineering Ltd. / North West View Holdings Inc., Inc. No. 791471
Gurinder Singh Sooch / Harpal Sooch / Sucha Singh Padda
Gurtek Nagra / Iqbal Singh Gill / Jaswinder Kaur Hayre
Rezoning from A-1 to CD (based on A-1) / Subdivision within ALR under Section 21 of the ALC Act / Development Variance Permit
in order to allow subdivision from 7 existing lots into 6 reconfigured lots and parkland.

At the October 5, 2009 Regular Council - Public Hearing, Councillor Hepner submitted the following Notice of Motion:

"That Council reconsider Resolution No. RES.R09-1491 and bring back Application No. 7907-0399-00 for consideration by Council at the October 19, 2009 Regular Council - Land Use meeting."

Note: Should Council pass a resolution to bring back Application No. 7907-0399-00 for consideration, the following recommendation is before Council:

- "1. That Council authorize referral of application No. 7907-0399-00 to the Agricultural Land Commission (ALC) to consider the proposed 6-lot subdivision with parkland dedication, fill proposal on the 6 proposed lots, the construction of the adjoining 60 Avenue, and associated drainage servicing works consistent with Surrey's Lowland Flood Control Strategy.
2. That Council authorize staff to draft Development Variance Permit No. 7907-0399-00 (Appendix VI) varying the following:
 - (a) relax the requirement of the Subdivision & Development By-law, No. 8830, 1986, as amended to reduce the minimum lot size for lots permitted septic systems from 0.81 ha (2 acres) to 0.40 ha (1 acre), for proposed Lots 1 to 5 inclusive.
3. That Council instruct staff to bring forward a subsequent Planning Report with conditions of approval should ALC approval be received, including the following:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) that the applicant address fire flow requirements to the satisfaction of the General Manager, Engineering and the Fire Chief;
 - (d) final approval of the proposed culvert and related works to the satisfaction of the Department of Fisheries and Oceans, the General Manager, Engineering and the General Manager, Parks, Recreation and Culture;
 - (e) the registration of a Building Scheme on all proposed lots;
 - (f) the registration of a Section 219 Restrictive Covenant for construction noise control during eagle nesting season;
 - (g) the applicant address the concern that the project will place additional pressure on existing park facilities in the area to the satisfaction of the General Manager, Parks, Recreation & Culture; and

- (h) the registration of a Section 219 Restrictive Covenant for floodproofing of habitable buildings to the satisfaction of the General Manager, Planning & Development."

It was Moved by Councillor Gill
Seconded by Councillor Steele
That Council reconsider Resolution
No. RES.R09-1491 and bring back Application No. 7907-0399-00 for consideration by Council at the October 19, 2009 Regular Council – Land Use meeting.

RES.R09-1808

Carried

It was Moved by Councillor Gill
Seconded by Councillor Steele
That Council:

1. authorize referral of application No. 7907-0399-00 to the Agricultural Land Commission (ALC) to consider the proposed 6-lot subdivision with parkland dedication, fill proposal on the 6 proposed lots, the construction of the adjoining 60 Avenue, and associated drainage servicing works consistent with Surrey's Lowland Flood Control Strategy.
2. authorize staff to draft Development Variance Permit No. 7907-0399-00 (Appendix VI) varying the following:
 - (a) relax the requirement of the Subdivision & Development By-law, No. 8830, 1986, as amended to reduce the minimum lot size for lots permitted septic systems from 0.81 ha (2 acres) to 0.40 ha (1 acre), for proposed Lots 1 to 5 inclusive.
3. instruct staff to bring forward a subsequent Planning Report with conditions of approval should ALC approval be received, including the following:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) that the applicant address fire flow requirements to the satisfaction of the General Manager, Engineering and the Fire Chief;
 - (d) final approval of the proposed culvert and related works to the satisfaction of the Department of Fisheries and Oceans,

the General Manager, Engineering and the General Manager, Parks, Recreation and Culture;

- (e) the registration of a Building Scheme on all proposed lots;
- (f) the registration of a Section 219 Restrictive Covenant for construction noise control during eagle nesting season;
- (g) the applicant address the concern that the project will place additional pressure on existing park facilities in the area to the satisfaction of the General Manager, Parks, Recreation & Culture; and
- (h) the registration of a Section 219 Restrictive Covenant for floodproofing of habitable buildings to the satisfaction of the General Manager, Planning & Development.

RES.R09-1809

Carried

Councillor Bose returned to the meeting at 5:49 p.m.

H. BY-LAWS

I. CLERK'S REPORT

1. Formal Approval of Development Permits

- (a) **Development Permit No. 7907-0117-00**
Mr. Gordon Wolfe / G.D. Wolfe Holdings Ltd., Inc. No. 368980
19360 Highway No. 10 (Langley By-pass)

Memo received from the Manager, Area Planning & Development - North Division, Planning & Development, requesting Council to pass the following resolution:

"That Development Permit No. 7907-0117-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

It was

Moved by Councillor Steele
Seconded by Councillor Martin

That Development Permit No. 7907-0117-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R09-1810

Carried

- 2. " Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16361"
7906-0268-00 -Gurnam and Harbans Randhawa
c/o H.Y. Engineering Ltd. (Richard Brooks)
13086 Old Yale Road
RF to RF-SD (BL 12000)
To permit the development of 4 semi-detached (duplex) residential buildings on
8 single family residential lots

Memorandum from General Manager, Planning & Development recommending
Council rescind Resolution RES.R09-1075 of the June 15, 2009 Regular Council -
Land Use, which will then bring By-law No. 16361 back to third reading.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Council rescind Resolution
RES.R09-1075 of the June 15, 2009 Regular Council - Land Use , which will then
bring "Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16361" back
to third reading.

RES.R09-1811

Carried

J. OTHER BUSINESS

K. ADJOURNMENT


It was Moved by Councillor Hunt
Seconded by Councillor Steele
That the Regular Council - Land Use meeting
do now adjourn.

RES.R09-1812

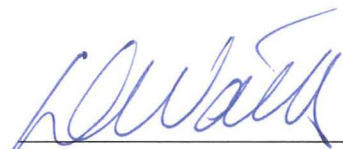
Carried

The Regular Council- Land Use meeting adjourned at 5:51 p.m.

Certified Correct:



Jane Sullivan, City Clerk



Mayor Dianne Watts